

**Proposed Amendments to the Lincoln Center Redevelopment Plan for the
North Haymarket Mixed-Use Redevelopment Project,
Phase Two of the North Haymarket Arts and Humanities Center Block**

Section III**North Haymarket Arts and Humanities Center Redevelopment Project Area**

The North Haymarket Arts and Humanities Center Redevelopment Project area incorporates all of Block 21, located between 8th and 9th Streets and R and S Streets in Downtown Lincoln. The goals of this project are to strengthen and extend the Haymarket district by removal of blighted structures; redevelopment of an existing building into a modern, mixed-use office/retail building; construction of a public-private center for the promotion of modern arts and humanities assembly; and, the construction of a mixed-use commercial building. These projects will remove blighted and substandard conditions and will make positive contributions to the continued revitalization of the Haymarket district in downtown Lincoln. This project will also create the new north entrance to the Haymarket district. City support may include property acquisition, site preparation and remediation, property demolition, utility improvements, parking improvements, and the construction of project related public amenities and related streetscape amenities. These improvements will support the continued revitalization of the Haymarket District and Downtown Lincoln.

Phase II - North Haymarket Mixed-Use Redevelopment Project

The North Haymarket Mixed-Use Redevelopment Project Area, Phase Two of the North Haymarket Arts and Humanities Center Block, is comprised of the south half of Block 21, replatted as the Arts and Humanities Block Addition, Lots 1 and 2, located between 8th and 9th Streets and R and S Streets in Downtown Lincoln. The goals of this project are to strengthen and extend the Haymarket district with the addition of a mixed-use building that will house commercial uses. This project will remove blighted and substandard conditions and will make a positive contribution to the continued revitalization of the Haymarket District in Downtown Lincoln. City support may include demolition, site preparation, utility improvements, streetscape/dock improvements, parking and related amenities, public art, and other related public improvements.

Section IV**O. North Haymarket Arts and Humanities Center Redevelopment Project Area**

(The following wording will replace existing text under the North Haymarket Arts and Humanities Center Project, which has been broken up into phases.)

The North Haymarket Arts and Humanities Center Redevelopment Project area incorporates all of Block 21, located between 8th and 9th Streets and R and S Streets in Downtown Lincoln. The goal of this project is to strengthen and extend the Haymarket district. Activities over phases of the project include removal of blighted structures; redevelopment of an existing building into a modern, mixed-use office/retail building; construction of a public-private center for the promotion of modern arts and humanities assembly; and, the construction of a mixed-use

commercial building. This project will also create the new north entrance to the Haymarket district.

City support may include property acquisition, site preparation and remediation, property demolition, utility improvements, parking improvements, public art, and the construction of project related public amenities and related streetscape amenities.

Each phase of the project will support the continued revitalization of the Haymarket, is consistent with the goals of the Lincoln Center Redevelopment Plan and Downtown Master Plan, and is intended to support private sector retail and commercial development and amenities in this redevelopment area. Project improvements correspond to several of the Downtown Redevelopment Goals identified in the Lincoln Center Redevelopment Plan. The redevelopment project addresses these goals by accomplishing the following:

- encouraging private redevelopment in and enhancing the architectural character of downtown Lincoln;
- utilizing an underdeveloped lot and removing blight;
- encouraging development of mixed-use projects that attract and maintain commercial activity and residential developments in the Downtown and Haymarket District;
- integrating streetscape and landscape improvements in the project area with existing public and private amenities;
- supporting the vision of a revitalized Downtown and Haymarket District, which is a specialty retail, cultural, and entertainment core of our city and a regional destination; and,
- supporting downtown business recruitment efforts.

Phase II - North Haymarket Mixed-Use Redevelopment Project

1. Revitalization Project Description

The North Haymarket Mixed-Use Redevelopment Project Area, Phase Two of the North Haymarket Arts and Humanities Center Block, is comprised of the south half of Block 21, replatted as the Arts and Humanities Block Addition, Lots 1 and 2, located between 8th and 9th Streets and R and S Streets in Downtown Lincoln (see Exhibit IV-137) and includes adjacent right-of-way.

The existing land use in the North Haymarket Mixed-Use Redevelopment Project Area is warehouse and parking. Exhibit IV-138 identifies the most recent land use within the project area.

The goal of this project is to strengthen the Haymarket district with the addition of a mixed-use building which will have retail uses on the ground floor and hotel on the floors above. This project will remove blighted and substandard conditions through the demolition of an existing warehouse building and construction of a new structure, and renovation of an existing publicly-owned building that will remain publicly-owned.

2. Statutory Elements

Accomplishing the North Haymarket Mixed-Use Redevelopment Project will involve the demolition of an existing building on Block 21. This project may involve acquisition, sales, or reconveyances as provided by law and consistent with the plan. The City may acquire property for public infrastructure and other needs. Exhibit IV-139 identifies the proposed uses in the project area.

Residential units may be proposed to be constructed within the project boundaries of Phase II. No units exist within the boundaries today. There are a total of 118 residential units in the adjacent Haymarket area. The Redevelopment Authority considers this block to be a suitable location for residential units, should residential units be considered for Phase II.

Land coverage will be altered somewhat with the construction of a new building that will have a similar building footprint and will also be of higher density than that which exists today. The land coverage of the publicly-owned building will remain the same.

The existing street system within the project area will not be changed as a result of this project.

Parking in the adjacent area includes the 409-stall Haymarket public garage and 159 stalls at the City's Iron Horse lot. Various on-street parking configurations surround the project area. Phase II will rely on both on-street parking stalls and the Haymarket Garage.

The area is located within the downtown B-4 business zone that allows for a wide range of uses, including the mixed-use development being proposed. Zoning will remain unchanged as a result of this project.

New infrastructure improvements are anticipated to be needed as a result of this project. Investment by the City may assist in acquisition, demolition, and site preparation/remediation; utility relocation and improvements; public parking enhancements; plaza improvements; public art; streetscape improvements; and other public improvements throughout the project area. The streetscape improvements could include façade enhancements, dock construction, sidewalk construction, curb and gutter construction, parking reconfiguration, landscape enhancements, and installation of pedestrian lighting, benches, trash receptacles, signage, and other street furniture.

3. Proposed Costs and Financing

The estimated total cost to implement the private, mixed-use redevelopment is \$15 million. The source of funds for public improvements will be Community Improvement Financing (commonly referred to as Tax Increment Financing or TIF), estimated to be \$1.2 million, generated from the private developments within the project area. Private investment in the public-private arts center will not contribute to the TIF available toward the overall project, because it will remain publicly-owned.

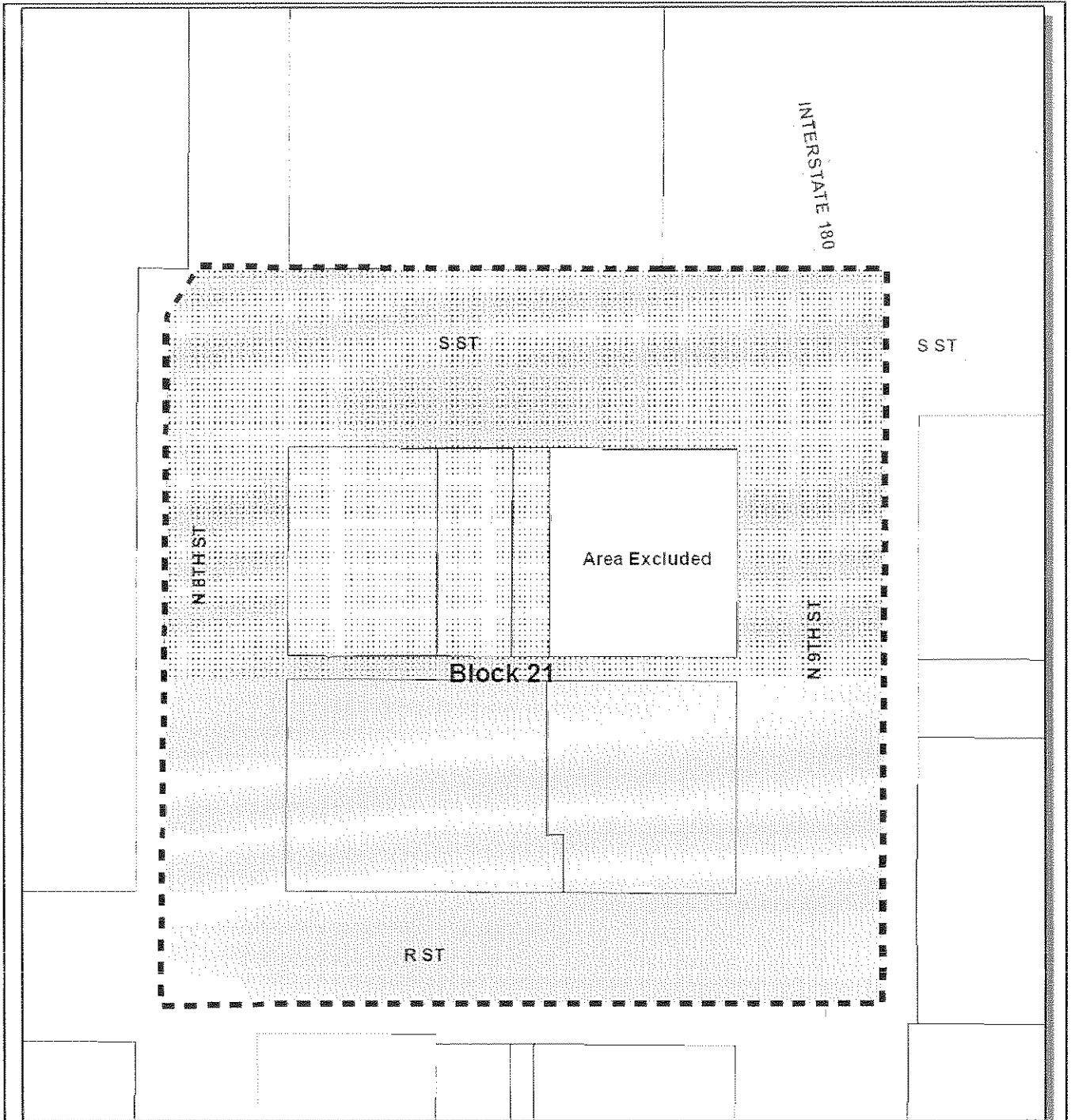


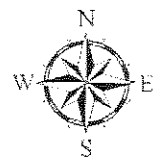


Exhibit IV - 137

North Haymarket Arts & Humanities Center Redevelopment Project Area

-  North Haymarket Arts & Humanities Center Redevelopment Area
-  Parcels

-  Phase I - Sawmill
-  Phase II - North Haymarket Mixed Use



City of Lincoln
Urban Dev. GIS
Revised 6/10/2008
(Re-platted parcels)

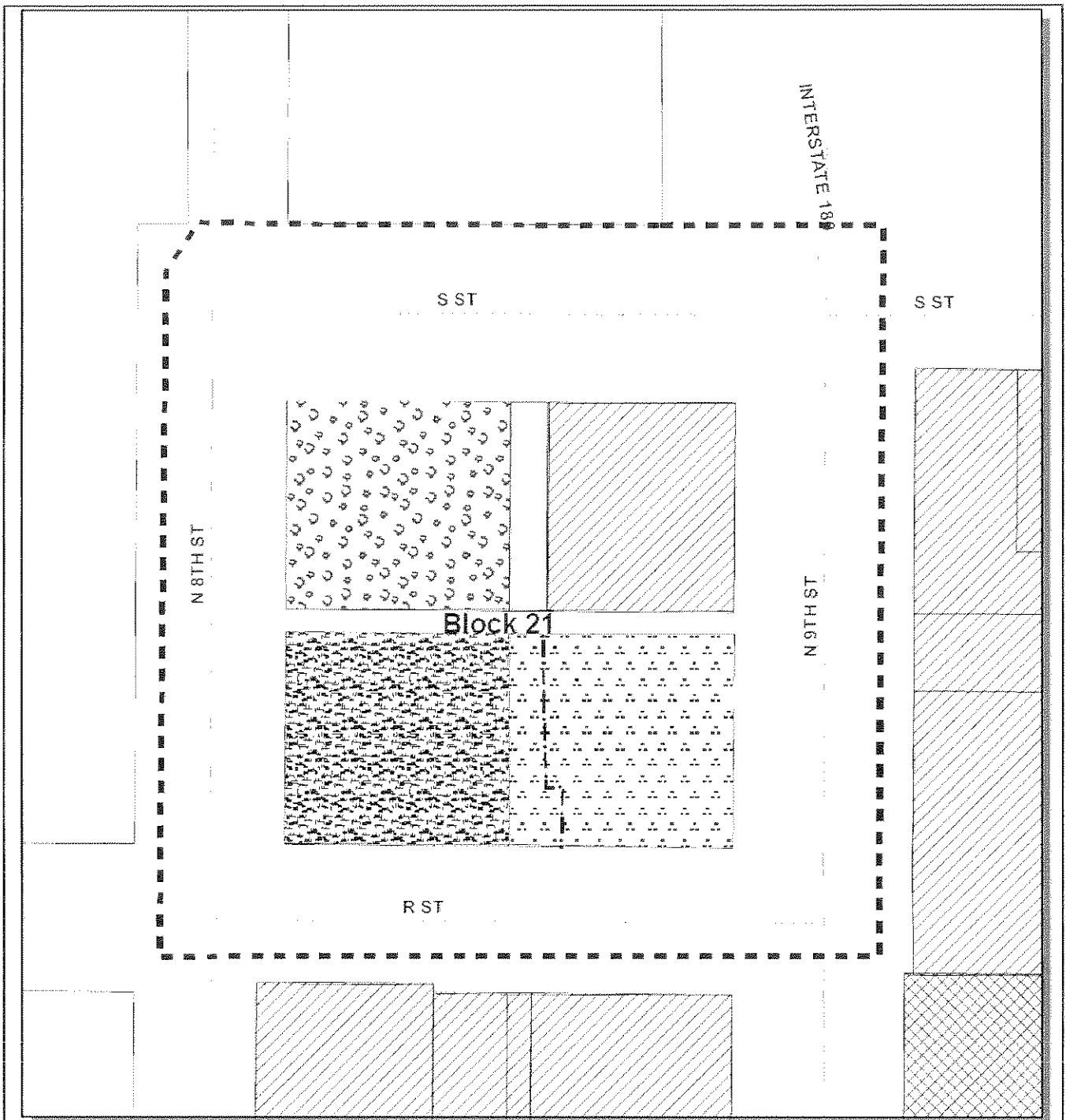
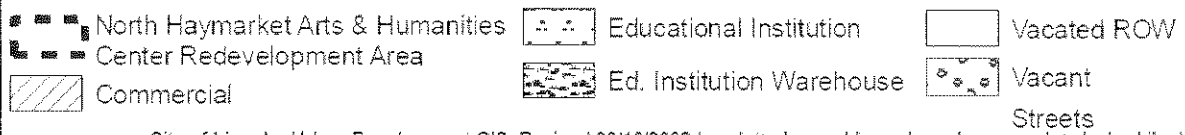


Exhibit IV - 138

North Haymarket Arts & Humanities Center Redevelopment Project Area Existing Land Use



City of Lincoln, Urban Development GIS. Revised 06/10/2008 (re-platted parcel boundary shown as dot-dashed line)

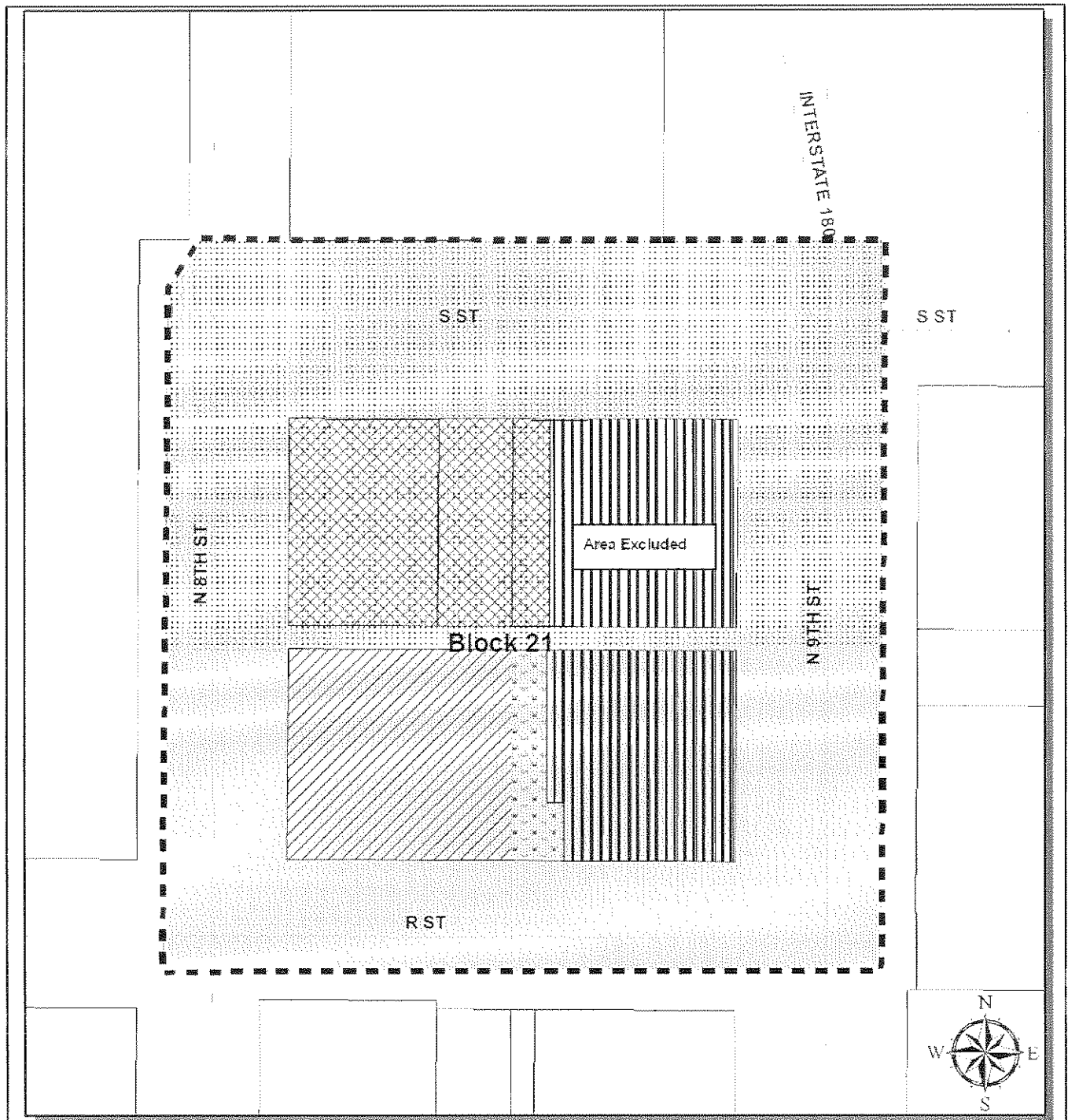









Exhibit IV - 139

North Haymarket Arts & Humanities Center Redevelopment Project Area Proposed Uses

- | | | | | | |
|---|---|---|----------------------|---|----------------------------------|
|  | North Haymarket Arts & Humanities Center Redevelopment Area |  | Public/Private Space |  | Mixed Use, Public/Private Sector |
|  | Phase I - Sawmill |  | Mixed Use |  | Mixed Use Commercial |
|  | Phase II - N Haymarket Mixed Use | | | | Streets |

City of Lincoln, Urban Development GIS, Revised 06/10/2008 (re-platted parcels)

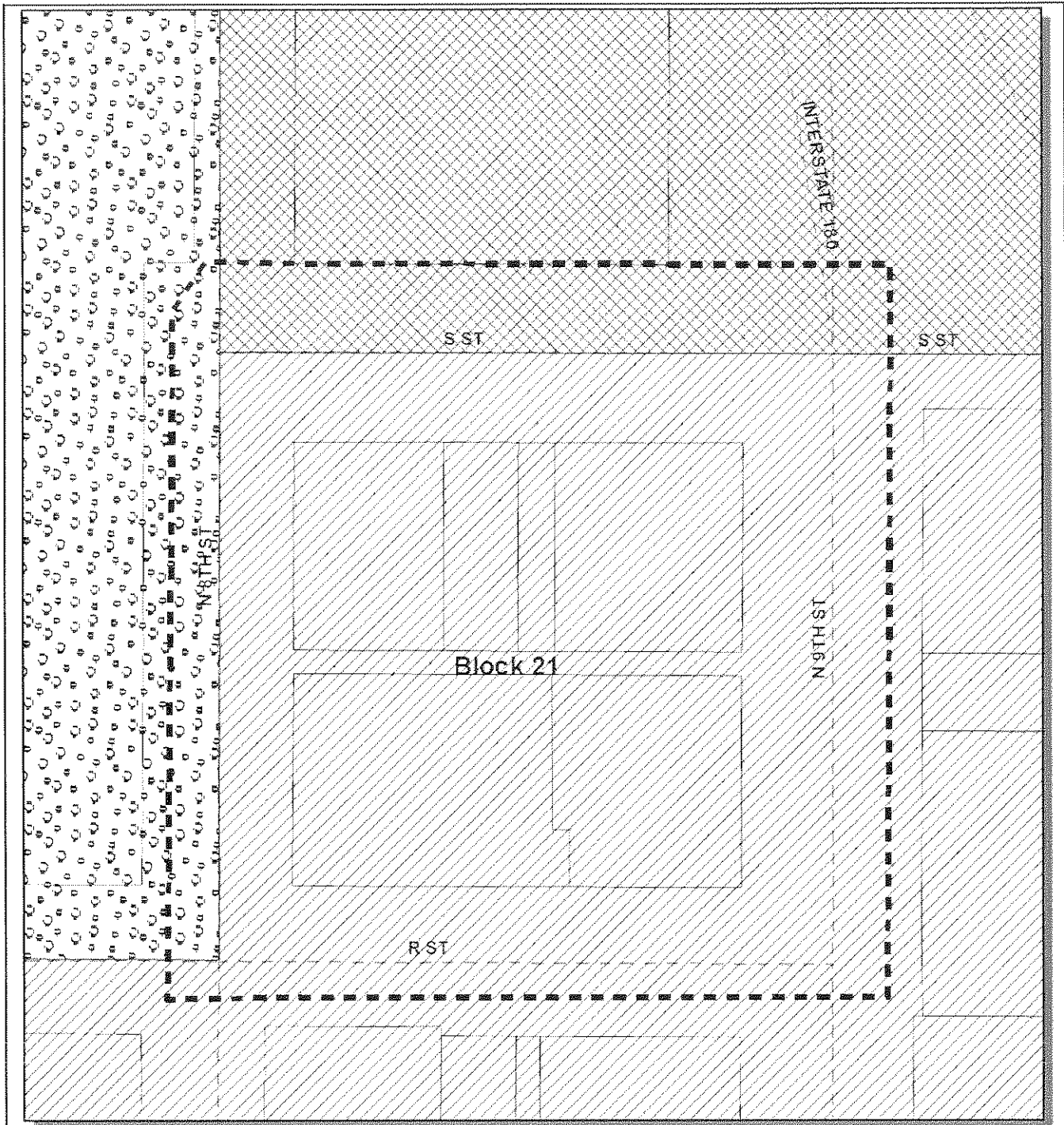
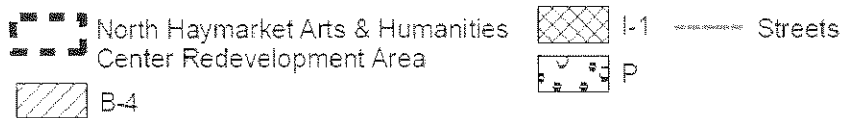


Exhibit IV - 140

North Haymarket Arts & Humanities Center Redevelopment Project Area Current Zoning



City of Lincoln
Urban Development GIS
Revised 06/10/2008
(re-platted parcels shown)



ATTACHMENT "B"

Lincoln-Lancaster County 555 South 10th Street / Suite 213 Eugene W. Carroll, Chair
Planning Department Lincoln, Nebraska 68508 City-County
Marvin S. Krout, Director 402-441-7491 / fax: 402-441-6377 Planning Commission



MAYOR CHRIS BEUTLER

lincoln.ne.gov

May 23, 2008

TO: Neighborhood Associations/Organizations
Bob Workman, Chair, Lancaster County Board of Commissioners
Dr. E. Susan Gourley, Superintendent, Lincoln Public Schools
Educational Service Unit #18, c/o David Myers
Board of Regents, University of Nebraska-Lincoln
President, Southeast Community College
Glenn Johnson, Lower Platte South Natural Resources District

RE: **Comprehensive Plan Conformance No. 08011**
(Proposed amendment to the Lincoln Center Redevelopment Plan)

Pursuant to Neb. Rev. Stat. § 18-2109, you are hereby advised that the City of Lincoln has received an application for **Comprehensive Plan Conformance No. 08011**, requested by the Director of the Urban Development Department, to review a proposed amendment to the **Lincoln Center Redevelopment Plan** as to conformance with the 2030 Lincoln-Lancaster County Comprehensive Plan. The proposed amendment modifies the description of the North Haymarket Arts and Humanities Center Redevelopment Project to reflect the need to phase the project. The amendment for Phase I was adopted on August 13, 2007. The addition of Phase II will allow for the redevelopment of the southwest corner of the block. The Phase II Project Area is described as Lots 1 and 2, The Arts & Humanities Block Addition (formerly known as Lots 7-12, Block 21, Lincoln Original), including all of the east-west alley from N. 8th Street to N. 9th Street, and the portions of "S", "R", N. 8th and N. 9th Streets abutting. The Lincoln Center Redevelopment Plan Area is generally bounded by Salt Creek, Interstate 180 and "R" Street on the north, 17th Street on the east, "G" Street on the south, and Salt Creek, 2nd Street and Sun Valley Boulevard on the west. A copy of the proposed amendment is attached for your information. The Planning Commission action is a recommendation to the City Council.

A public hearing on this application will be held before the Lincoln City/Lancaster County Planning Commission on **Wednesday, June 4, 2008**. The public hearing is your opportunity to appear and speak upon the merits of this application. The Planning Commission meeting commences at **1:00 p.m.** in the City Council Hearing Room on the first floor of the County-City Building, 555 South 10th Street, Lincoln, Nebraska.

If you would like additional information, you are encouraged to contact Hallie Salem in the Urban Development Department at 402-441-7866 or hsalem@lincoln.ne.gov; or the project planner in the Planning Department, Sara Hartzell, at 402-441-6372 or shartzell@lincoln.ne.gov. You may also wish to appear at the public hearing or submit your comments prior to the public hearing in writing to the Planning Commission at the Planning Department address, by email to plan@lincoln.ne.gov, or by fax to 402-441-6377. The Planning Department staff report and recommendation will be available in the Planning Department office on Thursday, May 29, 2008, after 3:00 p.m. The Planning Commission Agenda and staff report will also be available on Internet at that time at lincoln.ne.gov (keyword = pcagenda).

Sincerely,

Jean Preister
Administrative Officer

cc: David Landis, Urban Development
Hallie Salem, Urban Development
Rick Peo, Chief Assistant City Attorney
Norm Agena, County Assessor
Downtown Lincoln Association

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Sandra Johnson
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Richard Patterson
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Mike Gengler
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Dave Landis
Urban Development

Hallie Salem
Urban Development

Bob Workman, Chair
Lancaster County Board of Commissioners

Dr. E. Susan Gourley, Superintendent
Lincoln Public Schools
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Lincoln, NE 68510

Educational Service Unit #18
c/o David Myers
5901 O Street
Lincoln, NE 68510

University of Nebraska-Lincoln
c/o Linda Cowdin, UNL Property Management
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President
Southeast Community College
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Rick Peo
Chief Assistant City Attorney

Norm Agena
County Assessor

Downtown Lincoln Association
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ATTACHMENT "D"

Lincoln-Lancaster County 555 South 10th Street / Suite 213 Eugene W. Carroll, Chair
Planning Department Lincoln, Nebraska 68508 City-County
Marvin S. Krout, Director 402-441-7491 / fax: 402-441-6377 Planning Commission



MAYOR CHRIS BEUTLER

lincoln.ne.gov

June 20, 2008

TO: Neighborhood Associations/Organizations
Bob Workman, Chair, Lancaster County Board of Commissioners
Dr. E. Susan Gourley, Superintendent, Lincoln Public Schools
Educational Service Unit #18, c/o David Myers
Board of Regents, University of Nebraska-Lincoln
President, Southeast Community College
Glenn Johnson, Lower Platte South Natural Resources District

RE: **Amendment to the Lincoln Center Redevelopment Plan**
"Phase II, North Haymarket Arts and Humanities Center Block"
(Comprehensive Plan Conformance No. 08011)

Pursuant to Neb. Rev. Stat. § 18-2109, you are hereby advised that the request by the Director of the City Urban Development Department for a resolution approving and adopting an amendment to the **Lincoln Center Redevelopment Plan** is scheduled for public hearing before the Lincoln City Council on **Monday, July 7, 2008, at 1:30 p.m.** in the Hearing Room on the first floor of the County-City Building, 555 South 10th Street, Lincoln, Nebraska.

The proposed amendment for Phase II of the "North Haymarket Arts and Humanities Center Redevelopment Project" provides for the redevelopment of an existing publicly owned building, and the demolition of an existing warehouse and reconstruction as a mixed-use building with retail on the ground floor and hotel on the floors above. The Phase II Project Area is described as Lots 1 and 2, The Arts & Humanities Block Addition (formerly known as Lots 7-12, Block 21, Lincoln Original), including all of the east-west alley from N. 8th Street to N. 9th Street, and the portions of "S", "R", N. 8th and N. 9th Streets abutting. The Lincoln Center Redevelopment Plan Area is generally bounded by Salt Creek, Interstate 180 and "R" Street on the north, 17th Street on the east, "G" Street on the south, and Salt Creek, 2nd Street and Sun Valley Boulevard on the west. You were previously provided a copy of the proposed amendment.

On June 4, 2008, the Lincoln City-Lancaster County Planning Commission voted 6-0 (Esseks and Francis absent) to find the proposed amendment to the **Lincoln Center Redevelopment Plan** to be in conformance with the 2030 Lincoln-Lancaster County Comprehensive Plan (Comprehensive Plan Conformance No. 08011).

If you would like additional information, you are encouraged to contact Hallie Salem in the Urban Development Department (441-7866 or hsalem@lincoln.ne.gov), or the Planning Department staff planner, Sara Hartzell (441-6372 or shartzell@lincoln.ne.gov). The proposed resolution will appear on the City Council agenda for introduction on June 23, 2008, and may be accessed on the internet at <http://www.lincoln.ne.gov/city/council/index.htm> on Thursday afternoon, June 19, 2008.

Sincerely,

Jean Preister
Administrative Officer

cc: Dave Landis, Urban Development
Hallie Salem, Urban Development
Rick Peo, Chief Assistant City Attorney
Norm Agena, County Assessor

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**TO BE PUBLISHED ONCE EACH WEEK FOR TWO CONSECUTIVE WEEKS IN THE
LINCOLN JOURNAL STAR ON FRIDAY, June 13, 2008 AND FRIDAY, June 20, 2008:**

Notice is hereby given that the Lincoln City Council will hold a public hearing on Monday, July 7, 2008, at 1:30 p.m., in the City Council Hearing Room on first floor of the County-City Building, 555 South 10th Street, Lincoln, Nebraska, on the following item. For more information, call the Urban Development Department (441-7866) or the Planning Department (441-7491):

1. A resolution approving and adopting a proposed amendment to the "Lincoln Center Redevelopment Plan" for the North Haymarket Mixed-Use Redevelopment Project Area, Phase II of the North Haymarket Arts and Humanities Center Block, for the redevelopment of an existing publicly owned building, and the demolition of an existing warehouse and reconstruction as a mixed-use building with retail on the ground floor and hotel on the floors above. The Project Area is legally described as Lots 1 and 2, The Arts & Humanities Block Addition (formerly known as Lots 7-12, Block 21, Lincoln Original), including all of the east-west alley from N. 8th Street to N. 9th Street, and the portions of "S", "R", N. 8th and N. 9th Streets abutting. The Lincoln Center Redevelopment Plan Area is generally bounded by Salt Creek, Interstate 180 and "R" Street on the north, 17th Street on the east, "G" Street on the south, and Salt Creek, 2nd Street and Sun Valley Boulevard on the west.

Joan Ross
City Clerk